



Press Release

Tall Buildings: Where Does Jakarta Stand in the Global Picture?

An investigation into the past, present and future of skyscrapers in the region

Background

- If population growth in Indonesia continues along its current trajectory, the country will have the third largest population in the world by 2043 following China and India. This trend, in tandem with the country's restricted island geography; represent clear limitations to the horizontal growth of its cities.
- Thus, the tall building is becoming a critical tool for urban development, but how can the region implement these projects with due regard for local economic, cultural, and environmental realities?

Jakarta, 16th June 2016 – Organized by FARPOINT, Indonesia's premier real estate developer, the Council on Tall Buildings and Urban Habitat (CTBUH) in association with the Jakarta Property Institute (JPI) held a networking and discussion forum themed "Tall Buildings: Where Does Jakarta Stand in the Global Picture?" on June 16th at the Sequis Center Auditorium. The event, attended by local developers, architects and consultants in the property industry, was aimed to promote Jakarta as a new global center for tall buildings and bring Jakarta skyscrapers up to international standards.

"Along with CTBUH and FARPOINT, we are bringing our insights together to support the city's improvement. We also aim to create awareness among developers and professionals in the property industry on how we all need to help the city's economy through development. Not merely aiming to be the best tallest building, but what can we do to be part of the international map, and be internationally recognized," explained **Jakarta Property Institute Executive Director, Wendy Haryanto** about their first collaborative event held in Jakarta.



Asia Drastically Outperforms Other Regions

At the main session, **CTBUH Executive Director, Antony Wood** frames the local tall building phenomenon with respect to global trends in vertical urbanism, touching on global trends in skyscraper construction, drivers of tall building development, their shortfalls, and 10 design principles for a new skyscraper vernacular.

“It is only when a building maximizes the potential of its connection with local climate and culture that it can be truly classed as “sustainable” in all facets of that word, including ecological aspects,” Antony Wood asserted. “Tall buildings are a vital part of the future for creating more sustainable patterns of life - largely through their concentration of people, space, land use, infrastructure and resources - but in many ways they are only several small steps along the huge path they need to traverse to become truly sustainable, and to become positive contributors to the cities they inhabit.”

Globally, 2015 was the year of supertalls. A total of 13 supertalls (buildings of 300 meters or higher) were completed in 2015, which became the highest annual total on record. Since 2010, the number of supertalls in the world has exactly doubled, from 50 at the end of 2010 to 100 at the end of 2015.

Asia, was once again a major driver of skyscraper completions in 2015, with 81 buildings representing 76 percent of the 106-building total. China had the most 200-meter-plus completions with 62, followed by Indonesia, the UAE, and Russia. Whereas Indonesia has the second-most 200-meter-plus completions by country (nine) – breaking its previous record of four in 2008, with Jakarta having the most 200-Meter-plus completions of any city in 2015 with seven, while Nanjing, Nanning, and Shenzhen tied for second place with five each. These facts shows that the geography of the world’s 100 tallest buildings has shifted dramatically to Asia and the Middle East.

Sustainable Buildings in the Nation’s Capital

While not aiming to be the tallest building in the nation, **FARPOINT Marketing Advisor, Dougie Crichton** shared how the **Sequis Tower** contributes as a sustainable green tall building in the capital, as the first building aiming to achieve the Leadership in Energy and Environmental Design (**LEED**) **Platinum rating**.



Located within the Sudirman CBD, the Sequis Tower project envisions a landmark tower, as well as a new urban strategy for the district. The design response is directly influenced by careful analysis of context, climate, culture, site forces, and optimization of the tower's efficiency and performance.

The Sequis Tower attempts to reimagine the project as a constituent of the urban traffic within the CBD. The design strategically reunites the currently fractured flow into a sinuous strip of pedestrian connectivity, supplements the community with a rich diversity of new program and purposefully removes inaccessible uses away from the pedestrian experience. Designed by **Kohn Pederson Fox Associates (KPF)**, the 212-meter-high building seeks to be a new landmark that not only redefines the CBD skyline; but also sets a new standard for Jakarta.

*“Sequis Tower is a translation of Farpoint’s vision of “Think Beyond” and a reflection of our passion to deliver innovative products and quality experiences,” explained **Dougie Crichton**. “We have formed a world-class collaboration with some of the world’s respected consultants in the industry, Beca, Thornton Tomasetti, Swa Group, Kroll Secutiry and from Indonesia the Wiratman & Associates. We are excited about the completion of Sequis Tower at the very heart of business in Jakarta.”*

Rather than importing a conventional all-glass tower with an extruded, rectilinear plan, as is common in much of modern Jakarta, the design is in the spirit of the local Banyan tree. **KPF’s** design of the new building, is bundle of four towers, with native-vegetation rooftop gardens and an enhanced podium to increase pedestrian porosity through and across the site. The Sequis Tower will use locally sourced construction materials to reduce the energy required to build. This is in addition to a series of directionally specific “shading fins” that are designed for efficiency in compensating for solar radiation on the building’s façade.

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About FARPOINT

FARPOINT is an Indonesian real estate developer that delivers and manages distinctive properties of high quality standard and design. It is the wholly owned subsidiary of GunungSewu Group, a respected and well-established business group in Indonesia. Embracing the vision of "To be a trusted real estate company with passionate employees delivering innovative products and quality experience, creating value for stakeholders", FARPOINT is backed by more than 30 years of solid experience in the development and asset management of residential, commercial, hospitality and retail properties. FARPOINT's project has received the following international awards:

- MIPIM (*Le marché international des professionnels de l'immobilier*) Award Asia Pacific 2013 as The Best Futura Project for **Sequis Tower**, an international Grade A office building.
- The 2014-2015 Asia Pacific Property Awards in Residential High-rise Architecture category for **VERDE Two**.
- MIPIM Award Asia Pacific 2014 as The Best Futura Project for **The Hundred**, an integrated mixed-used development in Mega Kuningan.
- Indonesia Property Awards 2015 as the Best Office Architectural Design for **Sequis Tower**.
- South East Asia Property Awards 2015 as the Best Office Architectural Design for **Sequis Tower**.

To learn more about FARPOINT, visit the website at www.farpoint.co.id.

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About CTBUH

The Council on Tall Buildings and Urban Habitat (CTBUH) is the world's leading resource for professionals focused on the inception, design, construction, and operation of tall buildings and future cities. CTBUH facilitates the exchange of the latest knowledge available on tall buildings around the world through publications, research, events, working groups, web resources, and its extensive network of international representatives. The Council also manages a free database on tall buildings, The Skyscraper Center, and developed the international standards for measuring tall building height. Thus, CTBUH is recognized as the arbiter for bestowing such designations as "The World's Tallest Building."

To learn more about CTBUH, visit the website at www.ctbuh.org

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About JPI

The Jakarta Property Institute (JPI) is an independent non-profit organization supported by members who represent the entire facet of real estate developments in Jakarta. We position ourselves as a mediator between private and public sector. JPI focuses on research to advocate positive change in Jakarta. We promote strategies to improve the city's economic growth and living standards. We believe that together, we can build a better Jakarta.

To learn more about JPI, visit the website at www.jpi.or.id

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